121.0	0003	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,299,700	/	1,299,700
USE VALUE:	1,299,700	/	1,299,700
ASSESSED:	1,299,700	/	1,299,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		HOPKINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TIFFANY ANDREW/CAROLYN
Owner 2:	
Owner 3:	
Street 1:	44 HOPKINS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	EMERSON JOHN H--ETAL -
Owner 2:	EMERSON MADELINE R -
Street 1:	44 HOPKINS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,327 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1916, having primarily Stucco Exterior and 4075 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5327.000	720,200	5,500	574,000	1,299,700
Total Card	0.122	720,200	5,500	574,000	1,299,700
Total Parcel	0.122	720,200	5,500	574,000	1,299,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 318.93 | /Parcel: 318.9

Legal Description

User Acct 78123

GIS Ref

GIS Ref

Insp Date 02/14/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 121.0-0003-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	719,900	5500	5,327.	574,000	1,299,400	1,299,400	Year End Roll	12/18/2019
2019	101	FV	549,400	5800	5,327.	605,900	1,161,100	1,161,100	Year End Roll	1/3/2019
2018	101	FV	543,400	5800	5,327.	446,500	995,700	995,700	Year End Roll	12/20/2017
2017	101	FV	543,400	5800	5,327.	427,300	976,500	976,500	Year End Roll	1/3/2017
2016	101	FV	543,400	5800	5,327.	395,400	944,600	944,600	Year End	1/4/2016
2015	101	FV	474,400	6000	5,327.	331,700	812,100	812,100	Year End Roll	12/11/2014
2014	101	FV	474,400	6000	5,327.	324,000	804,400	804,400	Year End Roll	12/16/2013
2013	101	FV	474,400	6000	5,327.	308,700	789,100	789,100		12/13/2012

!9374!

PRINT

Date	Time
12/10/20	23:51:48

LAST REV

Date	Time
03/11/20	15:19:31
danam	
9374	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EMERSON JOHN H-	33063-583		6/15/2001	Family	750,000	No	No		
	6936-30		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/30/2020	186	Re-Roof	9,700	C				
10/3/2003	852	Wood Dec	10,000	C		G6	GR FY06	
7/12/2001	507	Alterati	65,000	C				NEW KIT/BATH/SIDIN

ACTIVITY INFORMATION

Date	Result	By	Name
2/14/2018	Inspected	BS	Barbara S
11/16/2017	MEAS&NOTICE	HS	Hanne S
11/26/2008	Entry Denied	336	PATRIOT
8/30/2001	MLS	MM	Mary M
12/3/1999	Inspected	264	PATRIOT
11/17/1999	Mailer Sent		
10/26/1999	Measured	266	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	78123
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5327		Sq. Ft.	Site		0	90.	1.20	10			View	10					574,014						574,000	

Total AC/HA:	0.12229	Total SF/SM:	5327	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	574,014	Spl Credit		Total:	574,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	3	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.05509257
Const Adj.:	1.03009701
Adj $ / SQ:	135.856
Other Features:	140178
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	754889
Depreciation:	34725
Depreciated Total:	720164

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4			Baths: 2				HB		

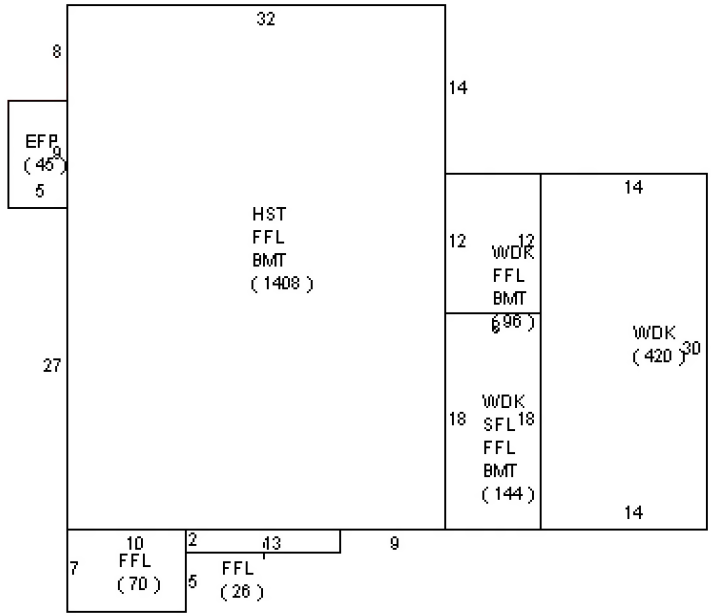
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	M
Totals			
1	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	164.39
Special Features:	0	Val/Su Net:	145.64
Final Total:	720200	Val/Su SzAd	277.85

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,744	135.860	236,933
BMT	Basement	1,648	74.690	123,084
HST	Half Story	704	135.860	95,643
WDK	Deck	660	7.740	5,109
SFL	Second Floor	144	135.860	19,563
EFP	Enclos Porch	45	74.790	3,365
	Net Sketched Area:	4,945	Total:	483,697
Size Ad	2592	Gross Are	5649	FinArea 4075

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	90	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

121.0-0003-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1975	21.25	T	35.2	101			5,500			5,500

More:	N	Total Yard Items:	5,500	Total Special Featues:		Total:	5,500